



# Musselburgh

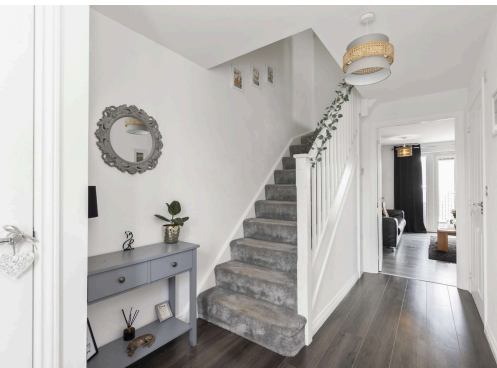
175 Clark Avenue  
EH21 7FD



End Terraced villa

Offers over £245,000

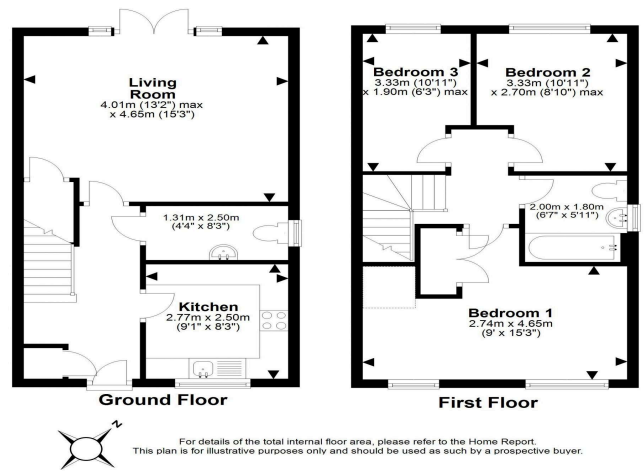
- Entrance hall
- Livingroom with French doors
- Kitchen
- Cloakroom/downstairs WC
- 3 bedrooms
- Bathroom with shower
- Gas central heating
- Double glazing
- Gardens front and rear
- Designated parking space
- Overlooks the park at the front
- Part floored attic/storage
- Viewing - by appointment please call  
Solicitors (0131) 554 6321











Viewing is highly recommended of this superb end terraced house situated within a popular residential area offering spacious and well-proportioned accommodation. The property is set within well-maintained gardens to the front and rear with decked patio ideal for al fresco dining, gas central heating, double glazing and designated parking space.

The property opens to a welcoming hallway with the lounge to the rear with laminate flooring and French doors opening on to the rear garden with decked patio area. To the front the kitchen offers a range of wall and base units with the appliances to include the integrated fridge/freezer, automatic washing machine, dishwasher, gas hob and electric oven and grill. There is also a spacious WC/cloakroom to the side with 2-piece white suite.

Upstairs there is a generous sized double windowed bedroom to the front overlooking the park with built-in wardrobes and two further bedrooms and bathroom with white suite and a thermostatic shower. The front garden has been chipped for ease of maintenance with a small selection of shrubs. A gate at the side leads the rear garden with lawn, decked patio area ideal for al fresco dining with garden hut included.

Musselburgh is the largest town in East Lothian and is popular for those looking for a more rural setting to live but still wish to commute easily to Edinburgh. The town offers a broad selection of shopping facilities including a Tesco, Aldi and Lidl along with other small independent shops. Fort Kinnaird is also within easy reach offering a choice of high street stores, multi-screen

cinema and a selection of restaurants. Local recreational facilities include, golf courses, Musselburgh Racecourse, harbour, beach and many fine walks. Musselburgh rail station is within easy distance and bus service is available to the city centre and surrounding areas. The property is also ideally situated for Queen Margaret University.

### What's included...

To include the aforementioned white goods (no warranties to be given) along with the window blinds as seen and carpets. Please note other items can also be available upon request and by separate negotiation.

### Note

There is a fee of £60 per quarter for the upkeep of open spaces/ landscaping to Scottish Woodlands.

## OFFERS

Offers Over £245,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.

